


MANAGEMENT CERTIFICATE FOR  
THE VILLAS OF SPRING CREEK HOMEOWNERS ASSOCIATION  
BEXAR COUNTY

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. **Name of Subdivision:** Villas of Spring Creek
2. **Name of Association:** Villas of Spring Creek Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Villas of Spring Creek Homeowners Association, Inc., 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com)  
Community Website: <https://villasofspringcreek.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of **\$275.00** collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Villas of Spring Creek Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

VILLAS OF SPRING CREEK HOMEOWNERS ASSOCIATION, INC.

By: 

Print Name: Eugene Patillo

Print Title: Managing Agent

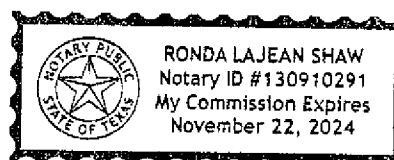
STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 28<sup>th</sup> day of December 2021 by Eugene Patillo, the Managing Agent of the Villas of Spring Creek Association, Inc. on behalf of the Association.



Notary Public – State of Texas

**After Recording Return To:**  
FirstService Residential San Antonio, LLC  
3424 Paesanos Pkwy, Ste 100  
San Antonio, TX 78231



## EXHIBIT "A"

**The Villas of Spring Creek Homeowners Association**, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Villas of Spring Creek Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
11/12/1997	DCCRS – Unit 14 & 16	160569
08/08/2000	Bylaws and Articles of Incorporation	134606
09/05/2012	Bylaws 1 <sup>st</sup> Amendment - Quorum	20120172500
09/05/2012	Collections of Assessments	20120172501
09/05/2012	Payment Plan Guidelines	20120172502
09/05/2012	Records, Copying and Retention Policy	20120172503
09/07/2021	Enforcement Policy	20210248694
09/07/2021	Architectural Review Policy	20210248696
09/07/2021	Swimming Pool Enclosures Policy	20210248704
09/07/2021	Security Measures Policy	20210248710
09/07/2021	Religious Displays Policy	20210248712

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210361145  
**Recorded Date:** December 30, 2021  
**Recorded Time:** 9:04 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/30/2021 9:04 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk